
Station Parade

Client: B and V Investments Ltd

10065-SP-01-Specification for Soft Landscape Works.

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Q28 - TOPSOIL, GROWING MEDIA AND AMELIORANTS

PRODUCTS

300 PREPARATION MATERIALS GENERALLY

- Purity: Free of pests, disease, and fungus.
- Foreign matter: On visual inspection, free of fragments and roots of aggressive weeds, sticks, straw, subsoil, pieces of brick, concrete, glass, wire, large lumps of clay or vegetation, and the like.
- Contamination: Do not use topsoil contaminated with subsoil, rubbish or other materials that are:
 - Corrosive, explosive or flammable.
 - Hazardous to human or animal life.
 - Detrimental to healthy plant growth.
- Subsoil: In areas to receive topsoil or planting media, do not use subsoil contaminated with the above materials.
- Objectionable odour: None.
- Give notice: If any evidence or symptoms of soil contamination are discovered on the site or in topsoil or planting media to be imported.

305 PERMITTED MATERIALS

- Materials: Bark and Spent mushroom compost.
- Give notice: before ordering or using.
- Declaration of compliance: Required.

310 MATERIALS NOT PERMITTED

- Materials: Peat and Products containing peat.

315 IMPORTED TOPSOIL TO BS 3882

- Quantity: Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work.
- Standard: To BS 3882:2015.
- Classification: Multi-Purpose Grade.
 - Grade: 2-6 mm.
- Source: Contractor's choice. Submit proposals.
 - Product reference: Contractor's choice. Submit proposals.

320 IMPORTED TOPSOIL FROM A SPECIFIED SOURCE

- Quantity: Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work.
- Grade: 2-6 mm.
- Source: Submit proposals.

360 SANITIZED AND STABILIZED COMPOST FOR FLOWERING SHRUBS

- Standard: In accordance with PAS 100.
- Source: Contractor's choice.
 - Product reference: Submit proposals.
- Horticultural parameters:
 - pH (1:5 water extract): 7.0-8.7.
 - Electrical conductivity (maximum, 1:5 water extract): 200 mS/m.
 - Moisture content (m/m of fresh weight): 35-55%.
 - Organic matter content (minimum): 25%.
 - Grading (air dried samples): 99% passing 25 mm screen, and 90% passing 10 mm screen mesh aperture.
 - Carbon:Nitrogen ratio (maximum): 20:1.
- Texture: Friable.
- Objectionable odour: None.

EXECUTION

605 SITE INVESTIGATION – N/A

610 TOPSOIL ANALYSIS

- Soil to be analysed: Imported topsoil.
- Soil analyst: Tim O'Hare Associates – tel 01491 822653.
- Samples: Collect in accordance with BS 3882:2015.
- Submit:
 - Declaration of analysis: Chemical and contaminates analysis; textural classification; nutrient content; Ph value; and maximum stone content.
 - Report detailing soil analyst's recommendations.

620 IMPORTING TOPSOIL

- Give notice: Before stripping topsoil for transfer to site.
 - Notice period: 14 days.

630 DOCUMENTATION FOR IMPORTED TOPSOIL FOR WHOLE SITE

- Timing: Submit at handover.
- Contents:
 - Full description of all soil components.
 - Record of source for all soil components.
 - Record drawings showing the location and depth of all soils by type and grade.
 - Declaration of analysis: in accordance with BS 3882, Annex E.
- Number of copies: 1.

635 DOCUMENTATION FOR COMPOST AND COMPOSTED MATERIALS FOR WHOLE SITE

- Timing: Submit at handover.
- Contents:
 - Full description of all compost components.
 - Record of source for all compost components.
 - Analyst's report for each test carried out.
 - Declaration of compliance: in accordance with PAS 100 and BSI PD CR 13456.
 - Quality Compost Protocol certification: Not required.
- Number of copies: 1.

650A NOTICE

- Give notice before:
 - Setting out.
 - Spreading topsoil.
 - Applying herbicide.
 - Applying fertilizer.
 - Visiting site during maintenance period.
- Period of notice: One week.

660 GRADING SUBSOIL

- General: Grade to smooth flowing contours to achieve specified finished levels of topsoil.
- Loosening:
 - Light and non-cohesive subsoils: When ground conditions are reasonably dry, loosen thoroughly to a depth of 300mm.
 - Stiff clay and cohesive subsoils: When ground conditions are reasonably dry, loosen thoroughly to a depth of 450mm.
 - Rock and chalk subgrades: Lightly scarify to promote free drainage.
- Areas of thicker topsoil: Excavate locally.
- Avoid over compaction.

665 SUBSOIL SURFACE PREPARATION

- General: Excavate and/ or place fill to required profiles and levels.
- Loosening:

- Light and non-cohesive subsoils: When ground conditions are reasonably dry, loosen thoroughly to a depth of 300 mm.
- Stiff clay and cohesive subsoils: When ground conditions are reasonably dry, loosen thoroughly to a depth of 450 mm.
- Rock and chalk subgrades: Lightly scarify to promote free drainage.
- Stones: Immediately before spreading topsoil, remove stones larger than 50 mm.
- Remove from site: Arisings, contaminants and debris and Builders rubble.

670 INSPECTING FORMATIONS

- Give notice: Before spreading topsoil for all areas.
- Notice period: 10 days.

675 PREPARATION OF UNDISTURBED TOPSOIL

- Standard: In accordance with BS 4428.
 - Grading and cultivation: Category C.
- Hard ground: Break up thoroughly.
- Clearing: Remove visible roots and large stones with a diameter greater than 50 mm.
- Areas covered with turf or thick sward: Plough or dig over to full depth of topsoil.
- Fallow period (minimum): One month.
 - Weed control: At appropriate times treat with a suitable translocated non-residual herbicide.

680 SURPLUS TOPSOIL TO BE RETAINED

- Generally: Spread and level on site:
- Locations: Throughout the site.
- Protected areas: Do not raise soil level within root spread of trees that are to be retained.

690 TOPSOIL STORAGE HEAPS

- Location: As agreed with Contract Administrator (CA).
- Height (maximum): 1.0 m.
- Width (maximum): 2.0 m.
- Protection:
 - Do not place any other material on top of storage heaps.
 - Do not allow construction plant to pass over storage heaps.
 - Prevent compaction and contamination, by fencing and covering as appropriate.

695 CULTIVATION

- Compacted topsoil: Break up to full depth.
- Tilth: Loosen, aerate and break up topsoil to a tilth suitable for blade grading.
 - Depth: 150 mm.
 - Particle size (maximum): 15 mm.
 - Timing: Within a few days before planting.
 - Weather and ground conditions: Suitably dry.
- Surface: Leave regular and even.
- Levels:
 - As drawing ;
 - 25 mm above adjoining paving or kerbs; and
 - 50 mm above adjoining lawns.
- Any undesirable material brought to the surface: Remove visible weeds, roots and large stones with any dimension exceeding 50 mm.
- Soil within root spread of trees and shrubs to be retained: Do not dig or cultivate.

700 GRADING OF TOPSOIL

- Topsoil condition: Reasonably dry and workable.
- Contours: Smooth and flowing, with falls for adequate drainage.
 - Hollows and ridges: Not permitted.
- Finished levels after settlement: 25 mm above adjoining paving, kerbs, manholes etc.
- Blade grading: May be used to adjust topsoil levels.
- Give notice: If required levels cannot be achieved by movement of existing soil.

705 HANDLING TOPSOIL

- Aggressive weeds: Give notice and obtain instructions before moving topsoil.
- Plant: Select and use plant to minimize disturbance, trafficking and compaction.
- Contamination: Do not mix topsoil with:
 - Subsoil, stone, hardcore, rubbish or material from demolition work.
 - Other grades of topsoil.
- Multiple handling: Keep to a minimum. Use or stockpile topsoil immediately after stripping.
- Wet conditions: Handle topsoil in the driest condition possible. Do not handle during or after heavy rainfall or when it is wetter than the plastic limit less 3%, to BS 1377-2.

710 SPREADING TOPSOIL

- Temporary roads/ surfacing: Remove before spreading topsoil.
- Layers:
 - Depth (maximum): 150 mm.
 - Gently firm each layer before spreading the next.
- Depths after firming and settlement (minimum): 150 mm.
- Crumb structure: Do not compact topsoil. Preserve a friable texture of separate visible crumbs wherever possible.

715 LOOSE TIPPING OF TOPSOIL

- General: Do not firm, consolidate or compact topsoil when laying. Tip and grade to approximate levels in one operation with minimum of trafficking by plant.
- Depths after settlement (minimum): 300 mm.

720 FINISHED LEVELS OF TOPSOIL AFTER SETTLEMENT

- Above adjoining paving or kerbs: 20 mm.
- Below dpc of adjoining buildings: Not less than 150 mm.
- Shrub areas: Higher than adjoining grass areas by 25 mm.
- Within root spread of existing trees: Unchanged.
- Adjoining soil areas: Marry in.
- Thickness of turf or mulch: Included.
- Depth of topsoil in shrub beds excluding planters = 400mm (minimum).
- Depth of specialist growing media in GRP planters to be 500mm. (gt Growlite Roof Garden Compost) = Full depth of growing medium set 100mm from top and on a drainage layer of 100mm – Total depth approximately 700mm. Mulch at 50mm deep on top of growing medium.

810 APPLYING COMPOST FOR SHRUB BEDS

- Locations: All planting areas.
- Other requirements: None.
- Application rate for trees and shrubs: 1m³/20 m².
 - Timing: Apply prior to cultivation.
- Application rate for grass: 1m³/20 m².
 - Timing: Apply prior to cultivation.

Raised planters

Lightweight Topsoil to all planters subject to confirmation of weight and drainage by engineer. gt Growlite Roof Garden Compost; Drainage layer: GT Leca (5-8mm) - 100mm deep. All supplied by Green-tech Ltd or similar approved (www.green-tech.co.uk).

Q31 External Planting

GENERAL INFORMATION/ REQUIREMENTS

112 SITE CLEARANCE GENERALLY

- General: Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.
- Stones: Remove those with any dimension exceeding 50 mm.
- Contamination: Remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life.
- Vegetation: Clear scrub to ground level by flail mowing and remove arisings; retain and protect trees and shrubs indicated on drawings.
- Large roots: Grub up and dispose of without undue disturbance of soil and adjacent areas.
- Additional requirements: None.

118 SOIL CONDITIONS

- Soil for cultivating and planting: Moist, friable and (excepting aquatic/ marginal planting) not waterlogged.
- Frozen or snow covered soil: Give notice before planting. Provide additional root protection. Prevent planting pit sides and bases and backfill materials from freezing.

120 CLIMATIC CONDITIONS

- General: Carry out the work while soil and weather conditions are suitable.
- Strong winds: Do not plant.

125 TIMES OF YEAR FOR PLANTING

- Deciduous trees and shrubs: Late October to late March.
- Conifers and evergreens: September/ October or April/ May.
- Herbaceous plants (including marginal): September/ October or March/ April.
- Container grown plants: At any time if ground and weather conditions are favourable.
- Watering and weed control: Provide as necessary.
- Dried bulbs, corms and tubers: September/ October.
- Colchicum (crocus): July/ August.
- Green bulbs: After flowering in spring.
- Wildflower plugs: Late August to mid November or March/ April.
- Aquatic plants: May/ June or September/ October.

145 WATERING

- Quantity: Wet full depth of topsoil.
- Application: Even and without damaging or displacing plants or soil.
- Frequency: As necessary to ensure establishment and continued thriving of planting.

150 WATER RESTRICTIONS

- General: If water supply is or is likely to be restricted by emergency legislation, do not carry out planting until instructed. If planting has been carried out, obtain instructions on watering.

159 FIRE AND RUBBISH

- Burning on site of materials arising from the works or of any other materials will not be permitted under any circumstances during the works or during the maintenance period.
- All rubbish and arisings from the works on a day to day basis shall be cleared and in good order at all times. The Contractor is to allow for immediately clearing the highways of deposits or droppings from vehicles used for the works.

160 NOTICE

- Give notice before:
 - Setting out.
 - Applying herbicide.

- Applying fertilizer.
- Delivery of plants/ trees.
- Planting shrubs.
- Planting trees into previously dug pits.
- Watering.
- Visiting site during maintenance period.
- Period of notice: One week.

165 PREPARATION, PLANTING AND MULCHING MATERIALS

- General: Free from toxins, pathogens or other extraneous substances harmful to plant, animal or human life.
- Certification of source, analysis, suitability for purpose and absence of harmful substances: Submit.
- Certified materials: For all materials submit a certificate giving supply source, content, analysis, confirmation of suitability for purpose and confirmation of harmful substances such as chemical, biological and physical contaminants, all materials should comply with the Soil Scientists recommendations.
- Give notice before ordering or using.

200 PLANTS/ TREES – GENERAL

- Condition: Materially undamaged, sturdy, healthy and vigorous.
- Appearance: Of good shape and without elongated shoots.
- Hardiness: Grown in a suitable environment and hardened off.
- Health: Free from pests, diseases, discoloration, weeds and physiological disorders.
- Budded or grafted plants: Bottom worked.
- Root system and condition: Balanced with branch system.
- Standard: The National Plant Specification.
- Species: True to name.
- Origin/ Provenance: grown in the United Kingdom for at least one growing season, unless otherwise approved.
- Definition: Origin and Provenance have the meaning given in the National Plant Specification.

215 PLANTS/ TREES - SPECIFICATION CRITERIA

- Name, forms, dimensions, provenance and other criteria: As scheduled and defined in the National Plant Specification.

216 PLANTS/ TREES - SPECIFICATION CRITERIA

- Name, forms, dimensions and other criteria: To the relevant part of BS 3936.

225 BULBS/ CORMS/ TUBERS

- Condition: Firm, entire, not dried out or shrivelled.
- Health: Free from pests, diseases and fungus.
- Handling: Remove from packaging immediately.
- Storage: Permitted only when necessary.
- Location: Well ventilated, dark, covered, rodent proof container, away from exhausts and fruit.
- Duration: Minimum period.
- Temperature: 18-21°C.

235 CONTAINER GROWN PLANTS/ TREES

- Growing medium: With adequate nutrients for plants to thrive until permanently planted.
- Plants: Centred in containers, firmed and well watered.
- Root growth: Substantially filling containers, but not root bound, and in a condition conducive to successful transplanting.
- Hardiness: Grown in the open for at least two months before being supplied.
- Containers: With holes adequate for drainage when placed on any substrate commonly used under irrigation systems.

245 LABELLING AND INFORMATION

- General: Provide each plant/ tree or group of plants/ trees of a single species or cultivar with supplier's labelling for delivery to site, showing:
 - Full botanical name.
 - Total number.
 - Number of bundles.
 - Part bundles.
 - Supplier's name.
 - Employer's name and project reference.
 - Plant specification, in accordance with scheduled National Plant Specification categories.
- Additional information: Submit on request: Date supplied and consignment details or reference.

255A PLANTSELECTION

- The intention is to select and mark at the earliest appropriate time all the plant material listed in the accompanying schedules to meet the size shown in schedules. These sizes must be achieved when the material is delivered to and planted on the site; unless previously agreed.

260 PLANT/ TREE SUBSTITUTION

- Plants/ trees unobtainable or known to be likely to be unobtainable at time of ordering: Submit alternatives, stating:
 - Price.
 - Difference from specified plants/ trees.
- Approval: Obtain before making any substitution.

265 PLANT HANDLING, STORAGE TRANSPORT AND PLANTING

- Standard: To HTA 'Handling and establishing landscape plants'.
- Frosts: Protect plants from frost.
- Handling: Handle plants with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.
- Plant packaging: Black polyethylene bags.
- Packaging: of bulk quantities: Pallets or bins sealed with polyethylene and shrink wrapped.
- Planting: Upright or well balanced with best side to front.

266 LIFTING

- All rootball plants shall be lifted in accordance with good nursery practice and deciduous tree/conifers shall be machine root balled with root ball size appropriate to the height of tree and as per current British Standards, and in accordance with the best nursery and horticultural practice if required.
- Root balls shall be completely wrapped in degradable hessian carefully tied round the base of the trunk. The root balls shall be fully encased in galvanised chain link annealed wire mesh. The wire mesh shall be fully tensioned to provide maximum support to the root ball. Prior to lifting the plant material shall be sprayed with anti-desiccant in accordance with best nursery practice if so required by the CA.

285 PROTECTION OF EXISTING GRASS

- General: Protect areas affected by planting operations using boards/ tarpaulins.
- Excavated or imported material: Do not place directly on grass.
- Duration: Minimum period.

290 SURPLUS MATERIAL

- Subsoil, stones, debris, wrapping material, canes, ties, temporary labelling, rubbish, prunings and other arisings: Remove from site.

PREPARATION OF PLANTING BEDS/ PLANTING MATERIALS

305 WEED CONTROL FOR INVASIVE NON-NATIVE WEEDS

- Locations: Whole site.
- General: Prevent weeds from seeding and perennial weeds from becoming established, by contractor's choice of herbicide.

375 CULTIVATION

- Compacted topsoil: Break up to full depth.
- Cultivation: Loosen, aerate and break up soil into particles of 2-8 mm.
- Depth: 250 mm (grass areas) and 450mm (shrubs, hedges) to de-compact the soils.
- Timing: Within a few days before planting.
- Weather and ground conditions: Suitably dry.
- Surface: Leave regular and even.
- Levels: As shown on drawings.
- Any undesirable material brought to the surface: Remove visible weeds, roots and large stones with any dimension exceeding 50 mm.
- Soil within root spread of trees and shrubs to be retained: Do not dig or cultivate.

385A MULCH MATTING/ GEOTEXTILE FABRIC TO ORNAMENTAL SHRUB PLANTING

- Manufacturer: Plantcare Ltd.
- Product reference: Agropo GCP.
- Type: Spun-bonded polypropylene .
- Recycled content: Contractor's choice.
- Timing: Lay before planting.
- Watering: Water soil thoroughly before laying.
- Laying: In close contact with soil surface. Lap or butt joints as recommended by manufacturer, with no gaps.
- Fixing: Use landscape pegs as supplied
- Planting: Cut neat slits or flaps. Refit closely around plant stems.
- Overlay: Mulching planting beds.

PLANTING SHRUBS/ HERBACEOUS PLANTS/ BULBS

401 REGULAR PLANT LAYOUT TO SHRUB PLANTING

- Spacing: As drawings.
- Density: as drawings and schedule.

405 SHRUB PLANTING PITS

- Timing: Excavate 1-2 days (maximum) before planting.
- Sizes: Wide enough to accommodate roots when fully spread and 75 mm deeper than root system.
- Pit bottom improvement: Break up to a depth of 150mm; if required.
- Backfilling material: Reuse excavated material.

420 CLIMBING PLANTS

- Planting: 150mm clear of supporting structure (e.g) wall/ fence) with roots spread outward.
- Branches: Lightly secured to supports.
- Canes or other supports: Remove.
- Arrangement: Spread stems.
- Centres: As drawings
- Fixings: Tied to climbing wires / trellis.

435 CLIMBING PLANTS USED AS GROUND COVER

- Planting:
- Canes or other supports: Remove.
- Arrangement: Spread stems.
- Fixing: Pinned to ground to ensure good contact.

445 PLANTING BULBS/ CORMS/ TUBERS

- Depth: Top of bulb/ corm/ tuber at a depth of approximately twice its height, base in contact with bottom of hole.

- Backfilling: Finely broken soil. Lightly firm to existing ground level.
- Naturalized planting in existing grassed areas:
 - Scattering: Random. Plant bulbs/ corms/ tubers where they fall.
 - Planting: Neatly remove a plug of turf and replace after planting.

470 FORMAL HEDGES

- Shrubs for hedges: Consistent in species, cultivar and clone to ensure a uniform hedge.
- Planting: In trenches large enough to take full spread of roots. Set out plants evenly.

480 AFTER PLANTING

- Watering: Immediately after planting, thoroughly and without damaging or displacing plants or soil.
- Firming: Lightly firm soil around plants and fork and/ or rake soil, without damaging roots, to a fine tilth with gentle cambers and no hollows.
- Top dressing: Not required.
- Depth: N/A.

485 MULCHING PLANTING BEDS

- Material: Composted Fine Bark Mulch, or equal and approved.
- Manufacturer: AHS LTD, Coppards Lane, Northiam, East Sussex, TN31 6QN. Tel: 0333 207 0440 or equal approved.
- Purity: Free of pests, disease, fungus and weeds.
- Recycled content: Contractor's choice.
- Preparation: Clear all weeds. Water soil thoroughly.
- Coverage: Spread evenly to a depth of 50 mm.
- Finished level of mulch: 30 mm below adjacent grassed or paved areas.

PROTECTING/ MAINTAINING/ MAKING GOOD DEFECTS

710 MAINTENANCE

- Duration: Carry out the operations in the following clauses from completion of planting until the end of the rectification period.
- Frequency of maintenance visits: Refer to Management Plan.

720 FAILURES OF PLANTING

- Defects due to materials or workmanship not in accordance with the Contract: Plants/ trees/ shrubs that have failed to thrive.
- Exclusions: Theft or malicious damage after completion.
- Rectification: Replace with equivalent plants/ trees/ shrubs.
- Replacements: To match size of adjacent or nearby plants of same species or match original specification, whichever is the greater.
- Timing of making good: In accordance with an agreed defects rectification programme.

740 CLEANLINESS

- Soil and arisings: Remove from hard surfaces and grassed areas.
- General: Leave the works in a clean tidy condition at completion and after any maintenance operations.

750 PLANTING MAINTENANCE GENERALLY

- Weed control: Maintain weed free area around each tree and shrub.
- Keep planting beds clear of weeds: By maintaining full thickness of mulch.
- Planted areas: Fork over beds as necessary to keep soil loose, with gentle cambers and no hollows. Take care not to reduce depth or effect of mulch.
- Precautions: Ensure that trees and shrubs are not damaged by use of mowers, nylon

- filament rotary cutters and similar powered tools.
- Broken or missing items: Replace.
- Rubbing: Prevent.
- Ties: Adjust to accommodate growth.
- Damage to bark: Cut back neatly with sharp knife. Prevent further damage.
- Frequency of checks: At each scheduled maintenance visit.
- Firming up: Gently firm loosened soil around trees/ shrubs. Straighten leaning trees/ shrubs.
- Watering: As required to ensure healthy plant growth.

760 PLANTING MAINTENANCE – PRUNING

- General: Prune to promote healthy growth and natural shape.
- Dead, dying, diseased wood and suckers: Remove.
- Timing: In accordance with the agreed maintenance schedule.
- Arisings: Remove.

780 MAINTENANCE INSTRUCTIONS

- General: Before end of the maintenance period, submit printed instructions recommending procedures to be established by the Employer for maintenance of the planting work for one full year: Provide a schedule of any ongoing maintenance problems experienced during the rectification period.

790 FINAL MULCHING

- Timing: At end of the maintenance period.
- Watering: Ensure that soil is thoroughly moistened prior to remulching, applying water where necessary.
- Planting beds: Remulch. Depth (minimum): 50 mm.